

LOT 158 & N 20 FT OF 157
IN OR 320 PG 572
FOREST HILLS 3 PB 3/46

STEGER S MCWHIR V & JOY J
2030 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0158-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	323,025
FGR	625	55	344	34,725
FOP	40	30	12	1,212
PTO	275	5	14	1,413
UBM	300	20	60	6,057

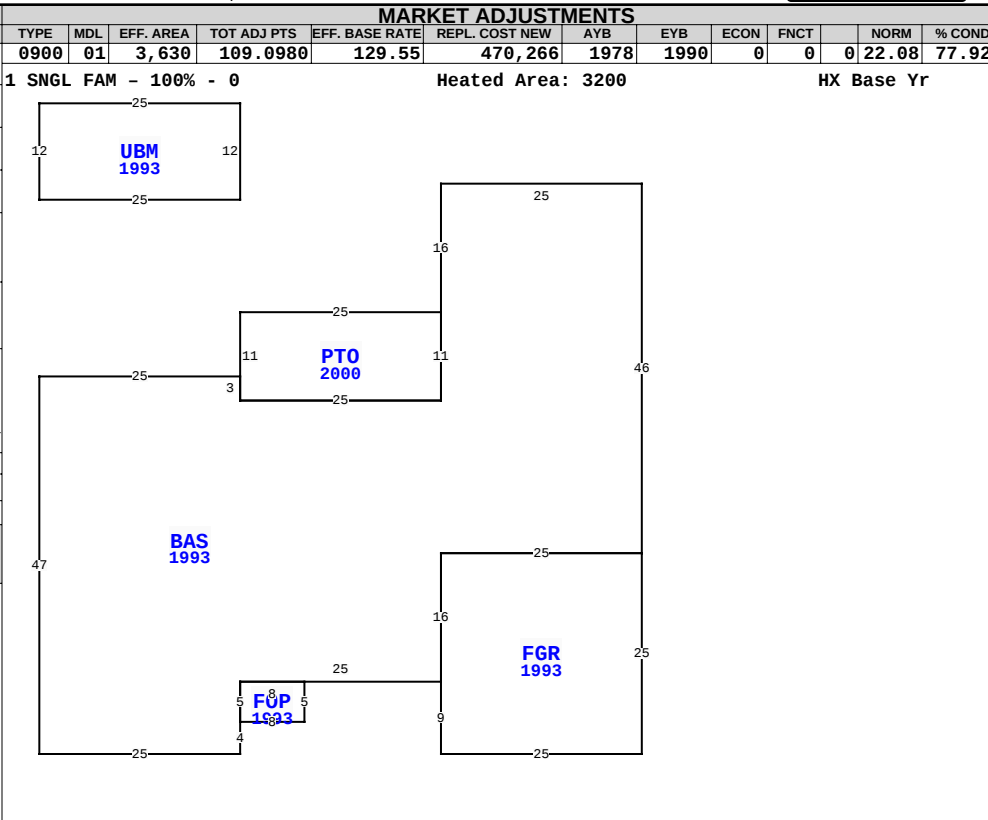
TOTALS	4,440		3,630	366,431
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	44	880	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	1978	1978	3	30	328	
3	0810	CONCRETE A	0	100	20	11	220.00	SF	6.50	6.50	100	1987	1987	3	54.5	779	
4	0810	CONCRETE A	0	100	0	0	1,370.00	SF	6.50	6.50	100	1978	1978	3	30	2,672	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
6	0462	ST/AL FNC	0	100	190	4	760.00	SF	10.00	10.00	100	2009	2009	3	60	4,560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	120.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2030 HIGHLAND DR, FERNANDINA BEACH

TOTAL OB/XF																	9,603
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		366,431
TOTAL MARKET OB/XF VALUE		9,603
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		601,034
SOH/AGL Deduction		354,780
ASSESSED VALUE		246,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,254
TOTAL JUST VALUE		601,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110690	H20 HEATER REPLAC	800	05/05/2011
20090782	REROOF W/30YR SHN	12,000	06/19/2009
7566	REMODEL	10,000	03/09/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0320/0572	8/01/1980	WD Q	I
SALE PRICE			
130,000			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	RSN CD	SALE PRICE
0320/0572	8/01/1980	WD	Q	I		130,000
GRANTOR:						
GRANTEE:						
0143/0096	1/01/1973	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1993] W25 S16 PTO=[YR=2000] W25 S11 E25 N11 \$ S11
W25 N3 W25 S47 E25 N4 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E25
FGR=[YR=1993] S9 E25 N25 W25 S16 \$ N16 E25 N46 \$ PTR= W50N10
UBM=[YR=1993] W25 S12 E25 N12 \$S10E50 \$.